# FAIRLIE

## Poulner | Hampshire | BH24 1TR




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MOVING BEYOND EXPECTATIONS


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# Guide Price £700,000

A spacious and versatile four-double-bedroom detached family home, situated in a desirable and sought-after location within Poulner. Ideally positioned for nearby forest walks, well-regarded local schools and Ringwood town centre, the property offers flexible accommodation ideally suited to family living. Owned by the current family since September 2004, the property was originally a two-bedroom bungalow before being converted into the substantial family home it is today in 2007. Offering two reception rooms, a generous kitchen/breakfast room, a ground-floor bedroom and three further double bedrooms upstairs, including a principal bedroom with en-suite facilities, the property also benefits from a private rear garden, detached garage, carport and ample driveway parking.

2 | 4 | 2 | 3 Vehicles + Garage

- Four Double Bedroom Detached House
- Owned for approx 25 years and Converted in 2007
- Ground Floor Double Bedroom
- Kitchen / Breakfast Room
- Versatile Accommodation and Floor Plan – Approx 1700 SQFT
- Spacious Primary Bedroom with En Suite
- Sitting Room with Log Burning Stove
- Driveway Parking, Carport and Detached Garage
- Short walk to Poulner Schools and Ringwood Academy

## Entrance Hallway

A UPVC part-glazed front door opens into a spacious entrance hallway, providing access to all ground-floor accommodation, with stairs rising to the first-floor landing. There is useful space beneath the stairs, ideal for coat hooks and shoe storage. The flooring is finished with tiles.

## Ground Floor WC

Accessed from the hallway, the cloakroom comprises a low-level WC, wall-mounted wash hand basin with traditional taps and tiled splashback, together with an opaque side-facing window and tile-effect flooring.

## Kitchen / Breakfast Room

A spacious dual-aspect kitchen/breakfast room enjoying views towards the side and rear garden. The kitchen is fitted with a comprehensive range of wall and floor-mounted units, complemented by work surfaces incorporating a breakfast bar with space for seating. A stainless-steel sink and drainer with mixer tap is positioned beneath the rear-facing window, enjoying views over the garden. Appliances include a Rangemaster five-ring gas range cooker with glazed splashback and matching chimney-style extractor hood over. There is further space and plumbing for a washing machine and dishwasher, together with space for a freestanding fridge/freezer. A built-in cupboard provides access to the Glow-worm combination boiler and additional storage. Further features include tile-effect flooring, a full-height wall-mounted radiator and a UPVC part-glazed door leading through to the carport, providing useful covered access and additional storage potential.

## Sitting Room

Positioned to the rear of the property, the sitting room is a bright and welcoming dual-aspect reception room, enjoying views over and direct access to the rear garden via UPVC French doors leading onto the decking. A feature log burner sits upon a tiled hearth with an oak mantle over, creating an attractive focal point. There is ample space for a sofa suite and additional freestanding furniture.

## Dining Room

A spacious and versatile reception room, currently arranged as a formal dining room and study area. There is ample room for an eight-seater dining table and chairs, together with a sofa suite and further freestanding furniture if required. The room enjoys an aspect to the front elevation and benefits from a built-in storage cupboard with shelving.

## Ground Floor Bedroom 4

A generous double bedroom positioned on the ground floor, enjoying an aspect to the front elevation and offering ample space for a king-size bed and freestanding furniture. This room could equally be utilised as an additional reception room, depending on requirements.

## First Floor Landing

The Stairs rise from the entrance hallway to the first-floor landing, providing access to the three remaining double bedrooms and family bathroom. There is also a useful linen cupboard with built-in shelving.

## Bedroom 1 & En-Suite

The principal bedroom is a generous double room positioned to the front of the property, offering ample space for a king-size or super king-size bed and freestanding furniture.

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The en-suite shower room comprises a low-level WC, separate shower enclosure fitted with an electric power shower and glazed sliding door, together with a wall-mounted wash hand basin with traditional taps and tiled splashback. An opaque side-facing window provides natural light, with wood-effect flooring completing the room.

## Bedroom 2

Another well-proportioned double bedroom, enjoying an aspect to the front elevation and offering ample space for a king-size bed and freestanding furniture. A loft hatch is also located within the room, with a pull-down ladder providing access to the loft space.

## Bedroom 3

A further double bedroom positioned to the rear of the property, enjoying an outlook over the garden. There is space for a double bed and freestanding furniture, together with a useful eaves storage cupboard.

## Family Bathroom

A spacious family bathroom fitted with a low-level WC and wash hand basin with mixer tap and vanity storage beneath. There is a separate shower enclosure fitted with a power shower, alongside a panelled bath with mixer taps and an additional shower attachment over. Further benefits include fully tiled walls, a built-in storage cupboard with shelving, an opaque rear-facing window and tile-effect flooring.

## Externally

### Front

The property is approached via a five-bar gate opening onto a tarmac driveway, providing ample off-road for multiple vehicles. The front boundary is enclosed by a decorative stone wall with fencing above, together with established planting.
There is a useful storage shed positioned to the front corner, while gated access leads through to the carport and rear garden.
The entrance is further complemented by an attractive oak-framed covered porch, which also incorporates useful storage.

### Rear Garden

The rear garden is predominantly laid to lawn, with a concrete driveway extending towards the detached garage positioned at the rear of the plot. A decked seating area runs across the rear of the property, providing direct access from the sitting room and an ideal space for outdoor relaxation. Established borders incorporate decorative stone and a variety of mature trees, with additional patio seating areas positioned towards the rear corners of the garden, providing further opportunities for outdoor dining and entertaining.
Established hedging and fenced boundaries create a private and secluded setting.

## Garage

The detached garage is located at the rear of the property to the side boundary and is accessed via an up and over garage door and benefits from power and lighting within.

**EPC Rating - TBC**
**Council Tax Band - D**
**Council – New Forest District**







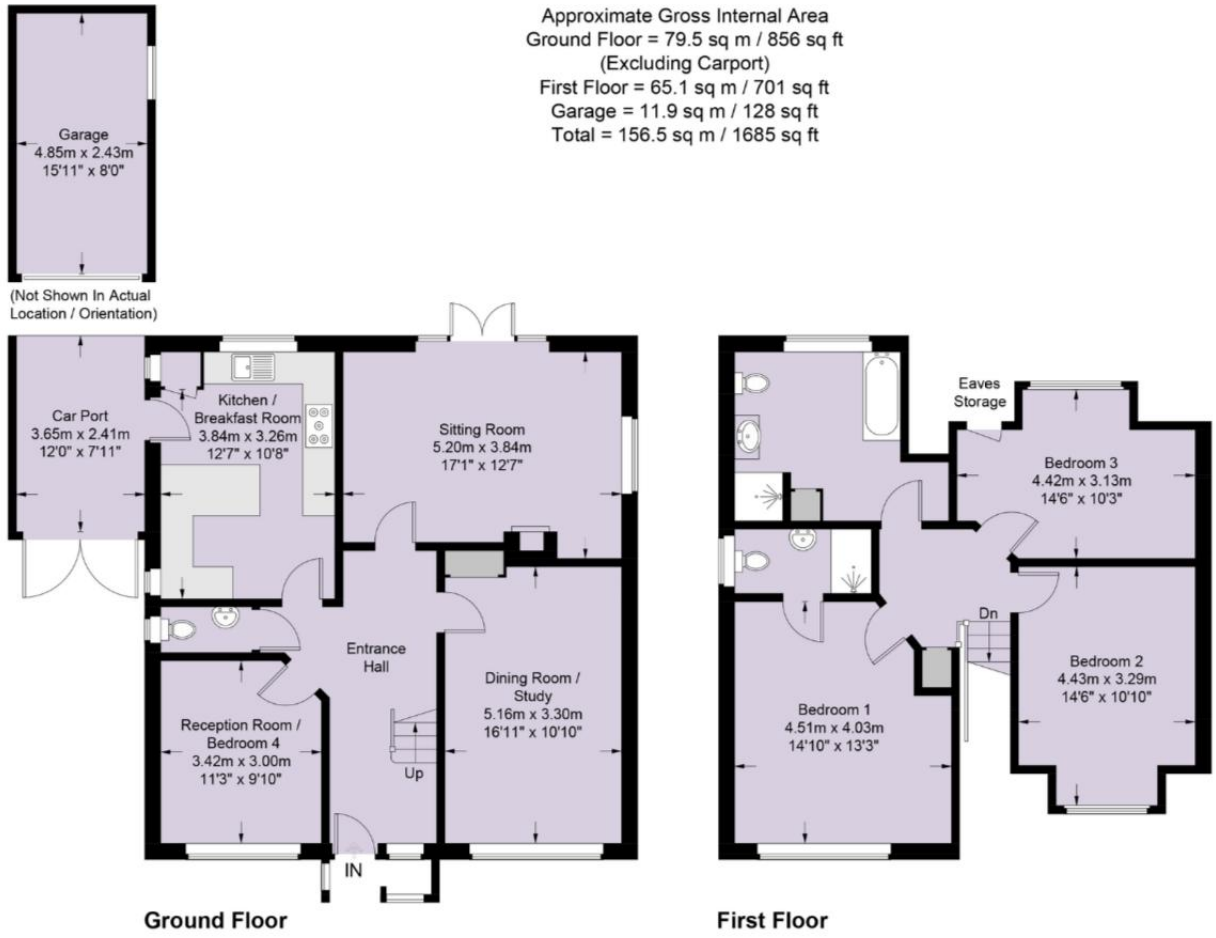








Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft
(Excluding Carport)
First Floor = 65.1 sq m / 701 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 156.5 sq m / 1685 sq ft




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RINGWOOD
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| APPROXIMATE AREAS | |
|---|---|
| GROUND FLOOR AREA | 856 SQ FT |
| FIRST FLOOR AREA | 701 SQ FT |
| TOTAL FLOOR AREA | 1685 SQ FT |
| COUNCIL TAX | D |
| EPC RATING | C |
| APPROXIMATE UTILITY COSTS | |

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.